



Town of Marbletown  
Zoning Board of Appeals  
1915-1925 Lucas Avenue  
Cottkill, New York 12419

**ZBA Meeting**  
**July 28<sup>th</sup>, 2021**  
**Rondout Municipal Center, Room M-1, 6:00 P.M.**  
**In-Person**

- **Call to Order**
- **Pledge of Allegiance**
- **Announcement & Communications**
- **New Business:**

**1.) 2021-04 AV – Area Variance – Accessory Apartment**

Ann Norman

3772 Main Street, Stone Ridge, NY, 12484

SBL: 61.20-4-24.100, SR District, 0.61 acre

Existing garage is dilapidated, proposal to demo and rebuild within the footprint.

Proposing to include an Accessory Apartment on the 2<sup>nd</sup> floor of the garage.

Requires area Variance for yard setback as referenced by the Accessory Apartment Law.

**2.) 2021-05 AV – Area Variance – Accessory Apartment**

Marcus Fox

12-14 Rybak Lane, Stone Ridge, NY, 12484

SBL: 62.3-4-4, R3 Zoning, 2.7 acre

580 Sq-Ft. Accessory Structure to be renovated, conditioned, and utilized as an Accessory Apartment. Requires Area Variance for yard setbacks as referenced by the Accessory Apartment Law

- **Old Business: None**
- **Approval of Minutes**
- **Adjournment**